

MIDDLESEX TOWNSHIP PLANNING COMMISSION
December 19, 2022

START TIME: 7:00 p.m.

END TIME: 8:22 p.m.

MEMBERS PRESENT:

Wes Beard
Larry Claycomb
Tracy Gleim
Tom Ryan

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer

MEMBERS & STAFF ABSENT:

Michael Buchanan
Jim O'Connell
Steve Zeigler
Bud Grove, Township Engineer
Margie Flatley-Carpenter, Secretary

AGENDA:

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF NOVEMBER 28, 2022

PUBLIC COMMENT

- TPF 22-4 DISCUSSION AND POSSIBLE ACTION ON REVISED APPLICATION OF CRG
REAL ESTATE FOR AMENDMENTS TO COMPREHENSIVE PLAN, ZONING
ORDINANCE MAP AND TEXT FOR NEW REDEVELOPMENT OPPORTUNITY
OVERLAY DISTRICT
- TPF 22-11 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL MAJOR
LAND DEVELOPMENT OF LOT 3 PINE HILL INDUSTRIAL PARK
(BOS action deadline January 4, 2023)
- TPF 22-14 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline March 1, 2023)
- TPF 22-21 DISCUSSION AND POSSIBLE ACTION ON REVISED PRELIMINARY
SUBDIVISION PLAN FOR PINE HILL INDUSTRIAL PARK
(BOS action deadline March 1, 2023)

MEETING MINUTES

DISCUSSION AND POSSIBLE ACTION ON PAST MINUTES OF DECEMBER 12, 2022

Tom Ryan made a motion to accept the minutes of the December 12, 2022, meeting as written.
This was seconded by Wes Beard and passed unanimously.

PUBLIC COMMENT

Mr. Claycomb asked if there was any public comment and there was none.

MIDDLESEX TOWNSHIP PLANNING COMMISSION

December 19, 2022

**TPF 22-11 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY FINAL MAJOR
LAND DEVELOPMENT OF LOT 3 PINE HILL INDUSTRIAL PARK – LOT 3
(BOS action deadline January 4, 2023)**

The applicant has requested that this item be tabled. Wes Beard made a motion to table TPF 22-11. This was seconded by Tom Ryan and passed unanimously.

**TPF 22-14 DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY LAND
DEVELOPMENT PLAN FOR TAKE 5 CAR WASH AND OIL CHANGE
(BOS action deadline March 1, 2023)**

The applicant has requested that this item be tabled. Wes Beard made a motion to table TPF 22-11. This was seconded by Tom Ryan and passed unanimously.

**TPF 22-21 DISCUSSION AND POSSIBLE ACTION ON REVISED PRELIMINARY
SUBDIVISION PLAN FOR PINE HILL INDUSTRIAL PARK
(BOS action deadline March 1, 2023)**

The applicant has requested that this item be tabled. Wes Beard made a motion to table TPF 22-11. This was seconded by Tom Ryan and passed unanimously.

**TPF 22-4 DISCUSSION AND POSSIBLE ACTION ON REVISED APPLICATION OF CRG
REAL ESTATE FOR AMENDMENTS TO COMPREHENSIVE PLAN, ZONING
ORDINANCE MAP AND TEXT FOR NEW REDEVELOPMENT OPPORTUNITY
OVERLAY DISTRICT**

Charlie Courtney and Chris Knarr with McNees, Wallace, and Nurick were in attendance to represent the plan. Charlie Courtney and Chris Knarr explained changes made to the proposal in response to comments from Bud Grove. Larry Claycomb reviewed his concerns about the proposal, including allowing high density residential development along the Harrisburg Pike and how to provide a safe bus stop for students. After discussion it was agreed this would be resolved during review of specific development proposals. Larry Claycomb asked if the Cumberland Valley School District will be made aware of the proposal. Charles Courtney stated he would let them know. The commission reviewed Bud Grove's comments and agreed that the recently proposed access management requirements should be included in the proposal. After discussion it was agreed that the applicant had adequately responded to comments on impervious area by providing balanced tradeoffs.

Tom Ryan made the motion to, "recommend approval of TPF 22-4, revised application of CRG Real Estate for amendments to Comprehensive Plan, Zoning Ordinance map and text for new Redevelopment Opportunity Overlay District, with minor changes in the access management requirements as agreed upon by the Charlie Courtney and Township Engineer, Bud Grove". This was seconded by Wes Beard and passed unanimously.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Wes Beard and passed unanimously at 8:21 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission